

**Charter Township of Elmwood
Planning Commission
Regular Meeting
August 24, 2021
7:00 PM
Approved 9/21/2021**

A. Call to Order: Chairman Bechtold called the meeting to order at 7:00 PM.

B. Pledge of Allegiance: The Chair led the Pledge of Allegiance.

C. Roll Call: Present: Jeff Aprill, Doug Roberts, Chris Mikowski, Rick Bechtold, Jonah Kuzma, Kendra Luta
Excused: Nate McDonald

D. Limited Public Comment: None

E. Agenda Modifications/Approval: MOTION BY COMMISSIONER ROBERTS, SECOND BY COMMISSIONER APRILL TO APPROVE THE AGENDA. MOTION PASSED 6-0.

F. Minutes- July 7, 2021: MOTION BY COMMISSIONER APRILL, SECOND BY COMMISSIONER KUZMA TO APPROVE THE MINUTES OF JULY 7, 2021 AS PRINTED. MOTION APPROVED UNANIMOUSLY.

G. Consent Calendar: None

H. Declaration of Conflict of Interest: None

I. Old Business: None

J. New Business:

1.) Zoning Ordinance Amendments-(04:30) Sara Kopriva of Beckett & Raeder noted these were amendments talked about in February; they were from their list on the agenda of items. Amendment item #1, they noticed between the Special Land Uses and the Site Plan Review, the Site Plan Review says you get 1-1 year extension but the Special Use gives you 2-1 year extensions. The Commission discussed the other two proposed amendments; the second proposed amendment included language on accessory dwelling units and the third amendment includes adding additional standards for the uses in the A-R district and change wine tasting room minimum acreage to 20 to be consistent with distilleries.
MOTION BY COMMISSIONER ROBERTS, SECOND BY COMMISSIONER LUTA TO SCHEDULE A PUBLIC HEARING FOR ITEMS 1 & 3 UNDER J1 ZONING ORDINANCE AMENDMENTS. MOTION APPROVED 6-0.

2.) 2021 Cultivating Local Farm Economies Webinar Series: (43:30) Staff noted at the last meeting Sara mentioned there was a webinar series on agricultural items the

Commission might be interested in. Staff included slides in their packets of the first two webinars for them to discuss.

3.) Meeting Schedule: The Commissioners agreed to keep the meeting time of 7:00 p.m.

K. Comments from the Chair: Chairman Bechtold said he believed that when the Township Board was reviewing the proposed zoning amendment for wetland setback, they postponed introduction because they were concerned about potential development at Brewery Creek. Bechtold said he thought at Brewery Creek if they were going to do a development, it had to be a PD which would give a little more opportunity to look at some of the setbacks. He thanked the Commissioners for their hard work and coming well prepared and having good questions and good discussion.

L. Comments from Planning Commissioners: Commissioner Roberts thanked Sara Kopriva for the suggested webinar, he found it very helpful. Commissioner Aprill thought it was good background information for everybody.

M. Comments from Staff: Staff thanked the Commissioners for their time and noted the Discovery Pier SPR will be before them at the September meeting. Also, she received two e-mails regarding potential meetings they might be interested in, the first is a housing development using land bank tools at the Leelanau Governmental Building in September, and this Saturday there is a biking event through downtown TC talking about clean energy in the area.

N. Public Comment: None

O. Adjourn: MOTION BY COMMISSIONER LUTA, SECOND BY COMMISSIONER APRILL TO ADJOURN MEETING AT 8:26 PM. MOTION PASSED UNANIMOUSLY.